

From: [REDACTED]
Sent: 10 March 2019 21:47
To: Planning
Cc: Dr Jamshed Masani
Subject: OBJECTION TO PLANNING APPLICATION: 6/2019/0218/LB

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10th March 2019

Mr Colin Haigh
Head of Planning
Welwyn Hatfield Borough Council
Welwyn Garden City
AL8 6AE
Herts

Dear Mr Haigh

We live in East Lodge, Judges Hill EN6 4NL [REDACTED] and the Development proposed will have direct effect on us and our neighbours.

I will summarise in point form my thoughts:

1. We have no objection to the development of the Main House and Stable Block as they have stood in a dilapidated state and getting worse in the last sixteen years of our stay at East Lodge.

In fact we would be delighted for it to be revived to its original glory.

2. What we (My wife & I) do object to is:

A. 2 New Gate Lodge Dwellings (East Lodge & West Lodge which already exist).

B. 3 New Dwellings within the Walled Gardens.

C. 7 New Dwellings within the settlement area.

D. Reinstatement of the old route - Pease Lane which was closed as a highway in 1774 and Judges Hill created as a main road between Potters Bar and Cuffley for good reason. It passed too close to Northaw House and East Lodge.

REASONS FOR OUR OBJECTION

1. Pease Lane (Old Road, closed in 1774) has in our Deeds as common access to one owner in the Main House and Mr James Bartlett the Farmer next door but not to become a common thoroughfare for the Main House (with 11 Apartments) , Stable Block and 12 New Dwellings proposed. As it is the traffic on Judges Hill is heavy and fast moving to the north of us (East Lodge) to have another Main Road to the south of us we will be sandwiched between two roads with noise pollution, environmental pollution and danger to us and others.

We will have no security with our present gate (built by Mr James Bartlett's father a hundred years ago) being lost to a main road if Pease Lane were to reopen.

One of the reasons given on the Planning Statement reference to the existing access off Coopers Lane (West Entrance & Main Road presently to the Main Northaw House) that it has given rise to number of personal injury accidents in the past and thus re-opening of the Pease Lane is necessary and this has been discussed by the County Council's Highway Authority.

I see no need in the Highway Safety terms to open Pease Lane as I would like to see the evidence. I have lived here for over 16 years and pass the West Gate entrance 4 times a day or more and not once has there been an accident. In fact outside our entrance (East Gate) and mini round about where no one takes notice of the stop sign or speed restrictions there is more chances of accidents. It will be a source of further noise disturbance and safety to us and our neighbour Mr James Bartlett.

2. In the Planning Statement, Planning & Listed Building Consent were granted in 2009 for the Conversions of Buildings under "Enabling Development" (to fund the restoration of the Listed Building - Northaw House). It did NOT include the reinstatement of the former road (Pease Lane) nor another Lodge House South-East of us (East Lodge), in close proximity.

3. The issue of development in the Green belt area in excess of what is necessary as "Enabling Development", to restore Northaw House has to be questioned.

As time given to submit the notice of objection was less than 3 weeks and during the holiday period for many families I was unable to appoint an experienced Town Planning Consultant, as he is still on leave.

I would be grateful if sufficient notice is given to me before the Committee Meeting, regarding this issue, which I would like to attend with a Town Planning Consultant for professional advice on evidence based objections.

Kind Regards

